

Rt 7 Davidson Rd
Greenville, SC 29609

STATE OF SOUTH CAROLINA
COUNTY OF GREENVILLE

MORTGAGE OF REAL ESTATE

1386 9

TO ALL WHOM THESE PRESENTS MAY CONCERN:
GREENVILLE, S.C.

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WHEREAS, I, Billy Joe Greene,
(hereinafter referred to as Mortgagor) is well and truly indebted unto Gilbert M. Phillips

(hereinafter referred to as Mortgagee) as evidenced by the Mortgagor's promissory note of even date herewith, the terms of which are incorporated herein by reference, in the sum of

==== SIXTY-TWO THOUSAND and No/100) Dollars (\$ 62,000.00) due and payable one (1) year after date hereof, PROVIDED, the holder hereof shall request in writing payment thereof at the end of said one (1) year period, said request to be made either ten days before or ten days after the expiration of the said one (1) year period, and if no such request is so made, the maturity of this obligation shall be automatically extended for one more year,

with interest thereon from date at the rate of eight per centum per annum, to be paid: annually

WHEREAS, the Mortgagor may hereafter become indebted to the said Mortgagee for such further sums as may be advanced to or for the Mortgagor's account for taxes, insurance premiums, public assessments, repairs, or for any other purposes:

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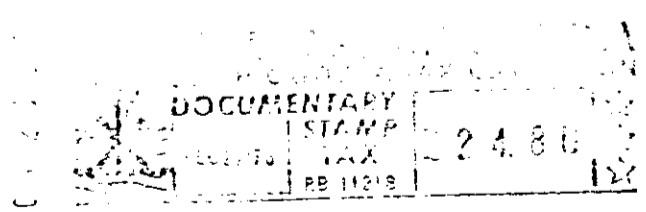
NOW, KNOW ALL MEN, That the Mortgagor, in consideration of the aforesaid debt, and in order to secure the payment thereof, and of any other and further sums for which the Mortgagor may be indebted to the Mortgagee at any time for advances made to or for his account by the Mortgagee, and also in consideration of the further sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns:

"ALL that certain piece, parcel or lot of land, with all improvements thereon, or hereafter constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, about ten miles north of the City of Greenville, on both sides of the White Horse Road, containing 74 acres, more or less, and shown on the Greenville County (South Carolina) Block Book on page 507.2 as tracts Nos. 10 and 10.2, and having the following courses and distances, according to said Block Book, as Follows:

BEGINNING at a point on the western side of the said White Horse Road, and running thence northwest 427.68 feet to a point; thence in a northern direction 264 feet to a point; thence in a northwest direction 789.50 feet to a corner; thence in an eastern direction to a point; thence in a southeast direction to a point which is 275.3 feet west of the White Horse Road; thence in a southwest direction 377.5 feet to a corner; thence in a southern direction 261 feet to a point on the west side of the White Horse Road; thence along the west side of said road in a northern direction 290.8 feet to a point; thence crossing the said road in a southern direction to a corner; thence in a southwest direction 528 feet to a point; thence continuing in a southwest direction 739.2 feet to a point; thence in a western direction 426.2 feet to a point on the southern side of said White Horse Road; thence crossing said road and running slightly more than 210 feet to the beginning corner. the line of the northeast side of said tract is 2,916.54 feet long, according to the said Block Book.

The above tract of land was acquired by me through the will of my father, Joseph B. Greene, under will dated December 11, 1961, the said maker of which died March 3, 1976. and the said will is on file in the Office of the Probate Court for Greenville County, South Carolina, in Apartment 1416, in File 23.

The mortgagor herein has the privilege of anticipating payment of the mortgage debt, or any part thereof, at any time or times prior to maturity.



Together with all and singular rights, members, herditaments, and appurtenances to the same belonging in any way incident or appertaining, and of all the rents, issues, and profits which may arise or be had therefrom, and including all heating, plumbing, and lighting fixtures now or hereafter attached, connected, or fitted thereto in any manner; it being the intention of the parties hereto that all such fixtures and equipment, other than the usual household furniture, be considered a part of the real estate.

TO HAVE AND TO HOLD, all and singular the said premises unto the Mortgagee, its heirs, successors and assigns, forever.

The Mortgagor covenants that it is lawfully seized of the premises hereinabove described in fee simple absolute, that it has good right and is lawfully authorized to sell, convey or encumber the same, and that the premises are free and clear of all liens and encumbrances except as provided herein. The Mortgagor further covenants to warrant and forever defend all and singular the said premises unto the Mortgagee forever, from and against the Mortgagor and all persons whomsoever lawfully claiming the same or any part thereof.

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